



**JAMES CAMPBELL ASSOCIATES LTD**

CHARTERED ARCHITECTURAL SERVICES



**Campbell House  
173 Rochdale Road  
Firgrove  
Rochdale  
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: [admin@jamescampbellassociates.co.uk](mailto:admin@jamescampbellassociates.co.uk)

Web: [www.jamescampbellassociates.co.uk](http://www.jamescampbellassociates.co.uk)

**Date:** October 2024

**Our ref:** 24.3417

**Your ref:**

Buersil House  
Exmouth Street  
Rochdale  
OL16 4SX

## **PLANNING STATEMENT**

### **APPLICATION TO REGULARISE THE CHANGE OF USE OF A FIRST FLOOR WORKSHOP SPACE (CLASS B1) TO FORM RESIDENTIAL SPACE CONNECTED TO THE EXISTING DWELLING**

#### **1. Introduction**

This statement is set out to support the Planning Application relating to Buersil House and the regularisation of internal and external changes to the building. The main goal of this statement is to provide a clear and detailed history of the site and the permissions associated with the site as well as clearly identify the various alterations that have been made to the building and associated extensions that have been completed.

#### **2. Site Context and History**

The application site is located off Exmouth Street, Rochdale with Buersil House forming the building on site. The location is located within the defined urban area and is surrounded by predominantly residential buildings. Exmouth Street is accessed via Oldham Road, a strategic highway in the area linking the site to Rochdale Town Centre, Queensway, Royton and other boroughs / commercial centres. The proximity of Oldham Road to the application site makes the site greatly accessible by not only private vehicles but also public transport.

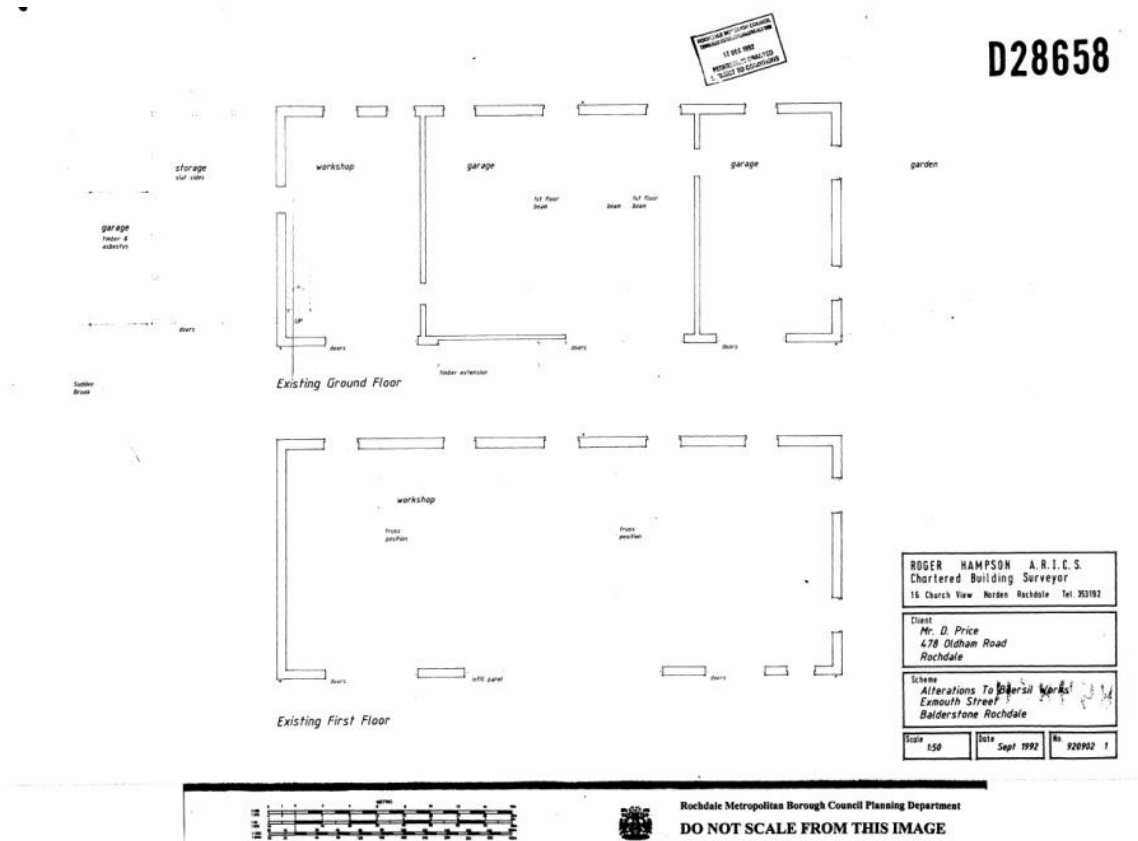
JAMES CAMPBELL ASSOCIATES LIMITED  
CHARTERED ARCHITECTURAL TECHNOLOGIST  
Reg. No. 5304910 – VAT 326088303  
Consultant Director, Frank James Smith. MCIAT, ACIOB.  
Director, Christine Susan Smith.

The application site is additionally located close to protected allotment space (G/7) to the South bordering Sudden Brook and accessed via Hughetrede Street, Buersil Street / Brookland Street and Broad Lane. The application site has historically been formed by large hardstanding area to the north of the existing Buersil House. Boundaries to the site consist exclusively of timber fencing that borders gardens and access paths to surrounding dwellings.

### 3. Development History

#### Original:

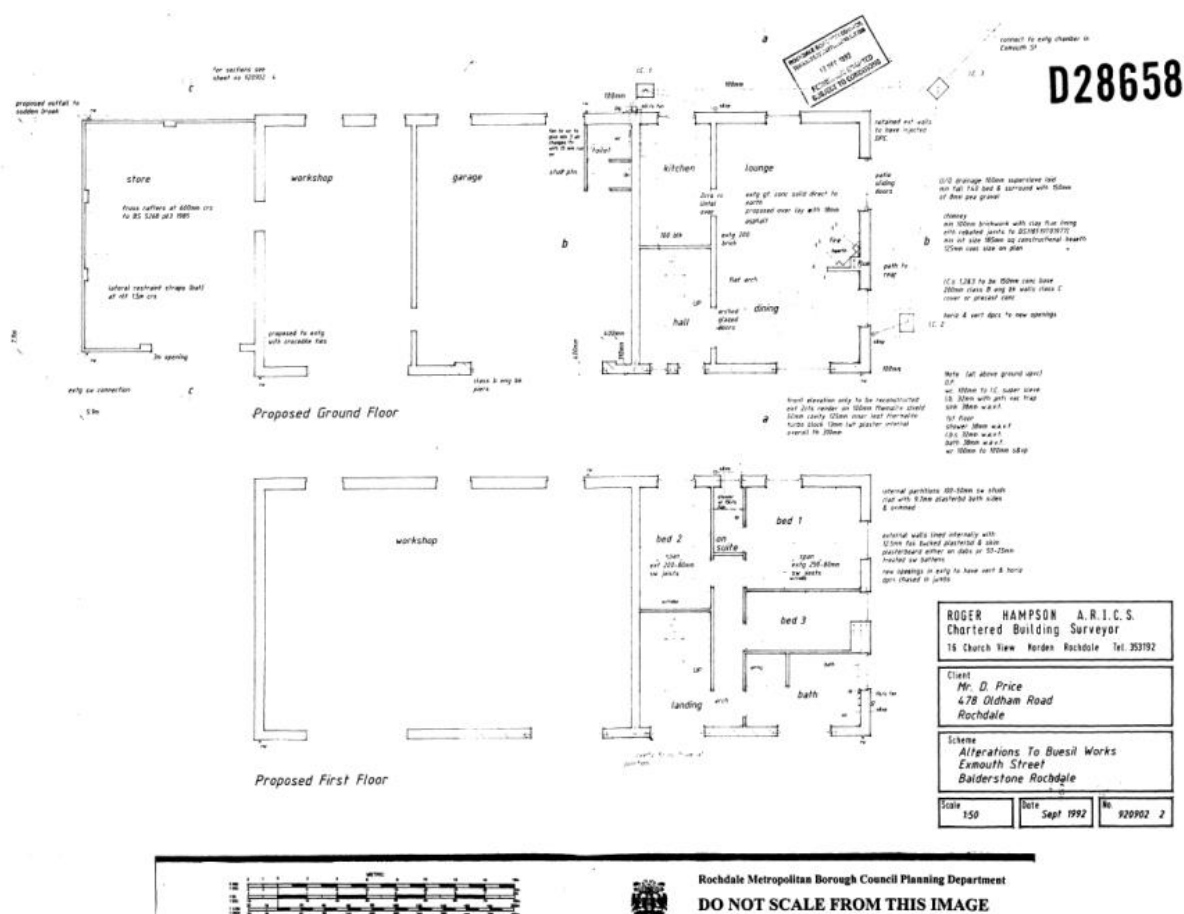
The original building provided garage and workshop space alongside a separate storage space to the side elevation. Below are scanned plans of the original layout of Buersil House prior to any alterations or changes of use.



While the original Planning use classification is unclear, it is evident that the use of the original building, and likely the entire site, was industrial in nature and perhaps involved mechanic / motor works given the presence of workshops and garage spaces.

### 1992 Change of Use:

During 1992, a Planning application was submitted (App. No. D28658) and subsequently approved which allowed the premises use to be changed to a light industrial (Class B1) business use with the part conversion and change of use of the original building to form a dwelling and the erection of a single storey side extension to form storage space. Below are scanned floor plans that form the 1992 proposal for the building alterations, these plans have been recreated along with elevations for the purposes of supporting the current 2024 application, drawings [24.3417.3B](#) & [24.3417.4A](#).



The change of use approval saw the site use changed to light industrial with the exception of a portion of Buersil House located along the western side of the building which was to be altered to provide a dwelling that offers 3 bedrooms, open plan lounge dining, kitchen and family bathroom with the remaining areas of the building being classed as B1 light industrial, this includes the proposed brick and timber store along eastern elevation.

All proposed works, internal and external were completed in 1992 following Building Control approval by Rochdale Building Control Department.

#### 2016 Alterations / Existing

During 2016, further alterations were made to the building and the side store, these alterations were not applied for under a Planning Application, 2016 works are listed below:

- Conversion of bedroom 3 to form en suite / bathroom;
- Conversion of the main bathroom to form new bedroom 3;
- Ground floor western garage doors replaced with glazed French doors accessing a lobby area off the existing garage;
- First floor workshop converted to form additional residential space including open plan lounge and kitchen space and replacement of existing double doors with new glazed double French doors;
- Blocking up of an existing rear door to form a window;
- Removal of the 1992 approved brick storage building due to deterioration and the construction of a taller replacement steel frame storage building with roller shutter doors.

The above list sets out the works that this application looks to regularise under a Planning Application with particular emphasis on the change of use of the workshop (B1) to form an extended part of the existing dwelling house.

#### **4. Conclusion**

The unauthorised works match historically approved uses following the 1992 Planning Approval, it is not considered that any unauthorised works would be considered unacceptable and simply amount to the continuation of the existing dwelling at first floor, including minor internal alterations and the replacement of an existing store building which is to remain used as B1 light industrial as previously approved.

Taking all of the above into consideration, it is the view of this report that all works completed during the 2016 period are acceptable and should be retrospectively approved.